

RECEIVED TOWN CLERK
GRAFTON, MA
2020 NOV 24 PM 3:19

TOWN OF GRAFTON ZONING BOARD OF APPEALS
DECISION ON REQUEST FOR PROJECT CHANGE OF
COMPREHENSIVE PERMIT PURSUANT TO G.L. c. 40B

Applicant: Fisherville Terrace, LLC

Project Location: 119 South Main Street, Grafton
Assessor's Map 114, Parcel 150

The Project

The original project consisted of 72 condominium units, including 18 units (25 percent) meeting the definition of low- and moderate-income housing within the meaning of G.L. c. 40B, § 20 located on parcel of land of approximately 25 acres at 119 Main Street, Grafton, Massachusetts and known as Assessors Map 114, Parcel 150 (the "Original Project" and "Site"). The Original Project was issued a Comprehensive Permit under G.L. c. 40B, §§ 20-23, by the Grafton Zoning Board of Appeals ("Board") on November 24, 2010, and recorded at the Worcester South District Registry of Deeds in Book 57300, Page 160 (the "Original Decision").

The Notice of Project Change

On or about August 17, 2020, the Applicant, Fisherville Terrace, LLC ("Applicant"), filed a letter with the Board requesting approval of modifications to the Original Project's site plans, through an amendment to the Comprehensive Permit. As described by the application, the Applicant proposes to reduce the number of residential buildings from 57 to 50, all of which will "duplex" structures, each containing two condominium units, for a total of 100 condominium units (the "Revised Project").

The proposed Revised Project is depicted on the following plans:

A. A set of site civil plans entitled "Fisherville Terrace," prepared by Turningpoint Engineering, Inc., Milford, MA, dated August 21, 2020, containing the following plan sheets:

- C-3.1 Layout and Materials
- C-3.2 Layout and Materials
- C-3.3 Layout and Materials
- C-5.1 Grading and Drainage
- C-5.2 Grading and Drainage
- C-5.3 Grading and Drainage

B. A set of architectural plans entitled "Fisherville Terrace," prepared by Winslow Architects, Inc., dated June 4, 2020, containing the following sheets"

- 1. Downhill Unit A

2. Downhill Unit B
3. Uphill Unit C
4. Uphill Unit D
5. Typical Site Section
6. Perspective A & B
7. Perspective C & D

Collectively, the site civil and the architectural plans are referred to as the “Revised Plans.”

Because the proposed changes would increase the density of the Project from 72 units to 100 units, the Board determined pursuant to 760 CMR 56.05(11) that the changes are “substantial,” and therefore conducted a duly-noticed and advertised public hearing on October 22, 2020 and November 12, 2020. At the hearing, the Applicant’s engineer described the proposed design changes. The Board’s consulting peer review engineer, Jeffrey Walsh of Graves Engineering, Inc., provided his opinion on the Revised Project’s conformity with generally-accepted civil design standards and state stormwater management regulations and guidelines. Mr. Walsh submitted a comment letter to the Board dated September 24, 2020, and November 10, 2020.

The Board received comments from the Department of Public Works, Police Department, Health Department, School Department, and the South Grafton Water District.

The Applicant filed a Traffic Impact and Access Study on October 20, 2020, and a plan entitled “Intersection Sight Distance Analysis,” dated “October, 2020,” and received by the Board on November 9, 2020. The Applicant also submitted a bound document entitled “Stormwater Management Report for “Fisherville Terrace” dated August 21, 2020, prepared by Turningpoint Engineering for Fisherville Terrace, LLC.

The Board’s Findings

The Board makes the following findings:

1. The total impervious areas on the Project Site will increase from 5.9 acres to 6.5 acres, however there are no material changes to the layout of the roadway or the Project’s utilities.

2. The Board’s consulting engineer has reviewed the proposed drainage plans and calculations and finds them to be in order. With minor adjustments, the Revised Project is capable of conforming to the state’s stormwater management standards.

3. The Applicant has not requested any changes to the 20 pages of conditions the Board imposed in its Original Decision in 2010, and has not requested any additional waivers from local bylaws and regulations. Therefore, the Revised Project must comply with all of the conditions imposed in 2010, and will be subject to the Board’s 2010 waiver decisions. Among those conditions is a requirement that the Applicant submit final engineered plans and

calculations for the roadway, drainage utilities and related infrastructure for review by the Board's consulting engineer before the commencement of "Construction Activities."

4. The Town of Grafton is expected to begin a large public works project reconstructing and improving Main Street, including the section in front of the Site, by the summer of 2021 (the "Main Street Reconstruction Project"). The DPW Director has advised that the off-site drainage improvements that the Board required as conditions to its 2010 comprehensive permit must be completed before the start of the Main Street Reconstruction Project.

5. On the plans approved in the Original Decision, the land inside the small loop road was designated as recreation space for the project's residents. In the Revised Plan, this land is designated as an "infiltration basin." A replacement recreation area is provided in the southwest corner of the Site.

Decision and Conditions

The Board approves the changes to the Project and amends its Original Decision as follows:

1. Condition A.10 is amended by striking the first paragraph and replacing it with the following:

This Decision permits the construction, use and occupancy of no more than 100 housing units in 50 buildings on the Site. The construction and use of the Site shall be in conformity with the Revised Plans.

2. Condition B.1(h) is amended by striking the existing language and replacing it with the following:

Received final approval from MassHousing under the New England Fund or Housing Starts Program and submitted evidence of the execution and recording of the Regulatory Agreement required by Mass Housing under either the New England Fund Program or the Housing Starts Program, provided however that the Applicant may proceed with the off-site mitigation required under Condition J.1 as soon as this modification decision becomes final (following the 20-day appeal period) and is recorded at the Registry of Deeds.

3. Condition C.23 is amended by replacing the reference to "station 24+40" with "station 24+75."
4. Condition D.4 is amended by striking the first paragraph of Condition D.4.
5. Condition J.1 shall be amended by changing the deadline for completion of the off-site drainage improvements from "prior to the issuance of the second building

permit,” to “prior to the commencement of, or concurrent with, the Main Street Reconstruction Project.” Further, the following sentence is added: “The Applicant shall create stubbed tie-ins for water, sewer and gas utilities on the Site prior to the commencement of, or concurrent with, the Main Street Reconstruction Project.”

6. A new Condition E.6 is added as follows:

No portion of the Site shall ever be used as vehicular access to any other land. The roadway shown on the Revised Plans shall never serve any uses other than the 100 housing units shown on the Revised Plan and any uses accessory thereto.

7. A new Condition E.7 is added as follows:

The operation and maintenance of common facilities associated with the Project shall be the responsibility initially of the Applicant and then the unit owners in the form of a condominium (“Condo Trust”). The Applicant shall establish a Condo Trust pursuant to G.L. c. 183A, to maintain and repair all common areas, including but not limited to the roads, stormwater management system, landscaping and recreational areas, and other improvements within the Site. The Condo Trust shall adopt rules and regulations consistent with this Decision and a copy shall be provided to the Board and Town Counsel for review prior to the issuance of any occupancy permit as described below. At a minimum, the Condo Trust’s Master Deed and rules and regulations shall provide for the following:

- A. Vehicle parking within the Site shall be limited to marked parking spaces only. “No Parking” signs shall be installed and maintained throughout the Site so as to prevent parking outside of designated parking spaces.
- B. The Condo Trust shall be responsible for enforcing parking rules and shall fine units and unit owners for any violation of parking rules and regulations adopted by the condominium trust from time to time.
- C. The Condo Trust shall be responsible for snow storage and disposal of snowfall that exceeds the capacity of the designated snow storage areas in the common Condominium areas.

8. A new Condition C.28 is added as follows:

The final engineered plans that are submitted in accordance with Condition A.1 shall contain a detail for one or more street lamp posts to be installed at the Project's intersection at Main Street, per the recommendation of the Police Chief, in order to illuminate the intersection. The lamp posts shall be installed within the Main Street right of way and connected to the municipal street light grid only if allowed by the DPW Director, and if allowed, the location, design and

specifications shall be subject to the DPW Director's approval. If locating the lamp posts in the right of way is not allowed, they shall be installed on the Site. The design, specifications and location of the lamp posts on the Site shall be subject to the approval by the Board's consulting engineer, and shall be perpetually maintained and paid for by the successor Condo Trust. The Applicant shall coordinate with the Massachusetts Department of Transportation to ensure that any street trees or other improvements installed in the Main Street right-of-way as part of the Main Street Reconstruction Project do not interfere with the Revised Project's intersection sight distances.

9. A new Condition F.9 is added as follows:

Domestic water pressure and fire flow shall comply with the South Grafton Water District and Grafton Fire Department specifications. The design and construction of the proposed booster station shall conform to the South Grafton Water District's specification.

The Revised Project shall comply with all other conditions and waiver decisions contained in the Original Decision.

For the foregoing reasons, the Applicant's Notice of Project Change is approved subject to the foregoing conditions.

November 12, 2020

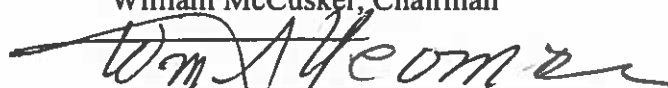
TOWN OF GRAFTON
ZONING BOARD OF APPEALS

Record of Vote:

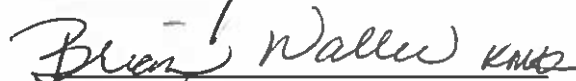
Yes


William McCusker, Chairman

Yes


William Yeomans

Yes


Brian Waller

Yes

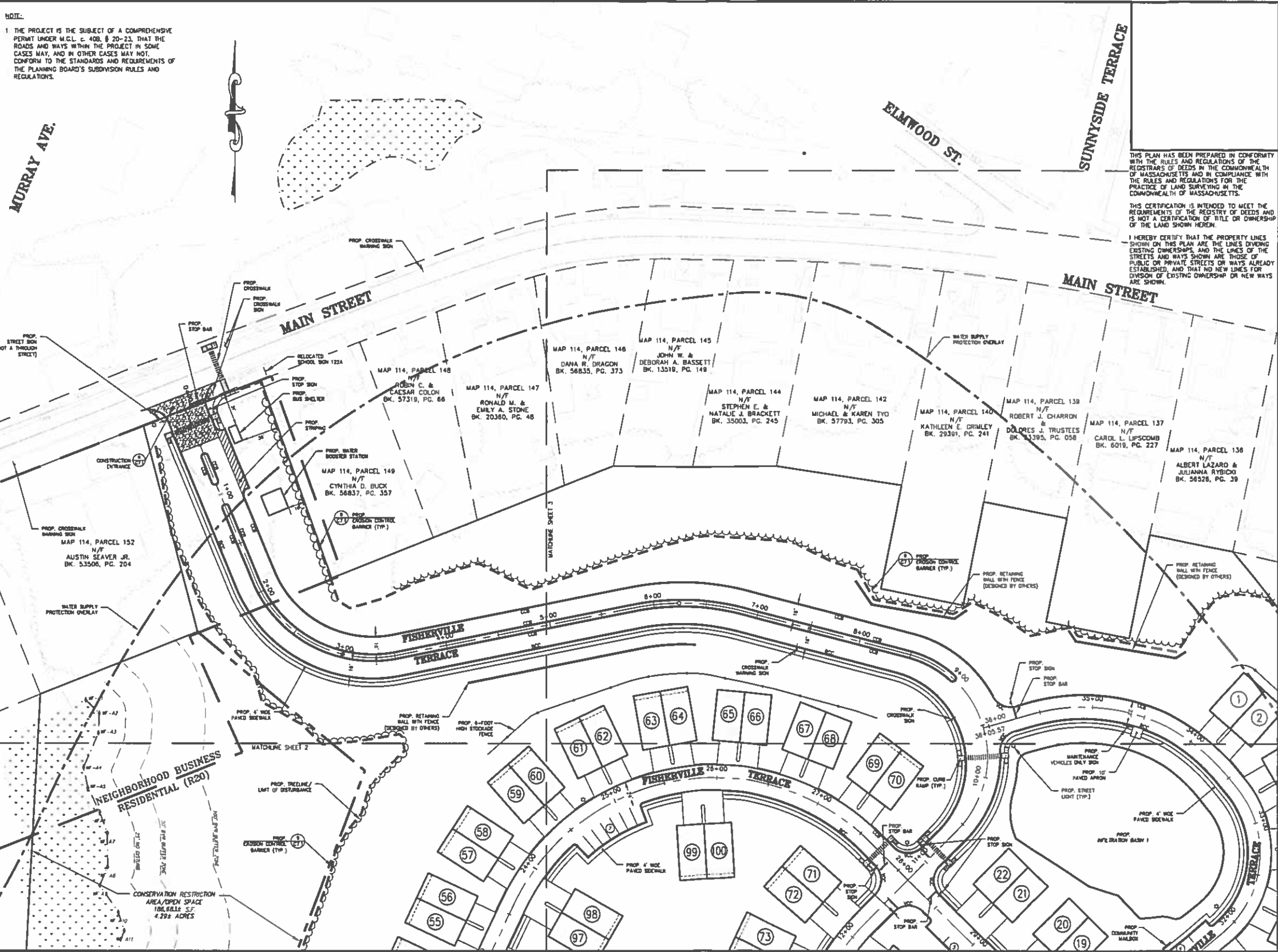

Kay Reed

Yes


Marianne Desrosiers

NOTE:

1. THE PROJECT IS THE SUBJECT OF A COMPREHENSIVE PERMIT UNDER M.G.L. C. 40B, § 20-23, THAT THE ROADS AND WAYS WITHIN THE PROJECT IN SOME CASES MAY, AND IN OTHER CASES MAY NOT, CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE PLANNING BOARD'S SUBDIVISION RULES AND REGULATIONS.



TURNING POINT ENGINEERING
CIVIL ENGINEERING
P.O. Box 908 • Milford, MA 01757
P: (978) 381-1518 F: (978) 381-0198
www.turningpointeng.com

APPROVED UNDER THE POWER GRANTED BY MASSACHUSETTS GENERAL LAWS CHAPTER 40B, SECTION 21. THIS PROJECT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE COMPREHENSIVE PERMIT GRANTED ON DECEMBER 3, 2010 BY THE TOWN OF GRAFTON ZONING BOARD OF APPEALS AND IS RECORDED WITH THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 57300, PAGE 160, AS MAY BE AMENDED.

GRAFTON ZONING BOARD OF APPEALS

WILLIAM MCOSKER, CHAIRMAN
WILLIAM YEOHARS, VICE CHAIRMAN
KAT REED, CLERK
KARL CHAPIN
ELIAS HAMMA
DATE: _____

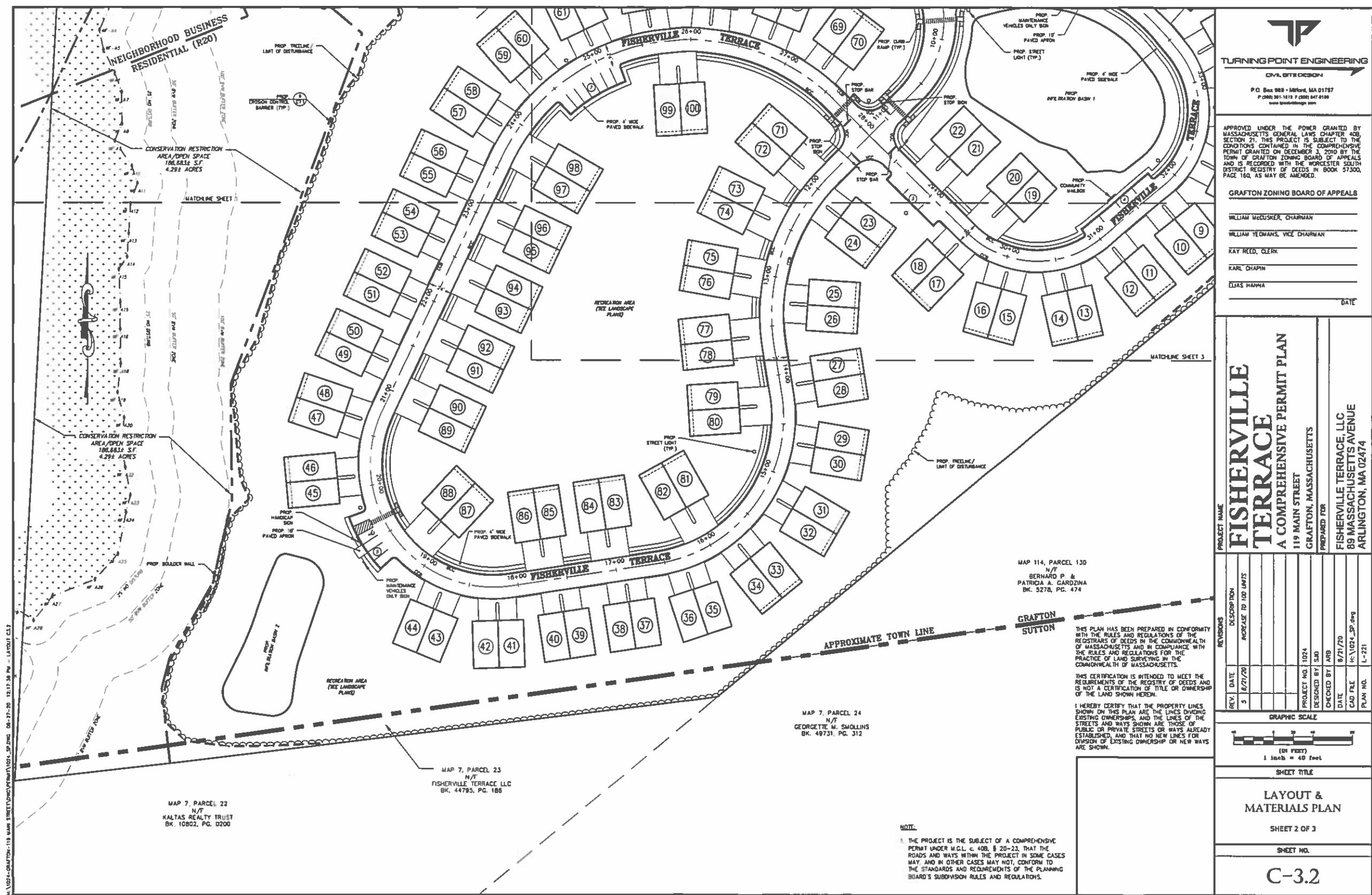
FISHERVILLE TERRACE
A COMPREHENSIVE PERMIT PLAN
119 MAIN STREET
GRAFTON, MASSACHUSETTS
PREPARED FOR
FISHERVILLE TERRACE, LLC
88 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

REV.	DATE	DESCRIPTION
1	6/7/20	INCREASE TO 100 UNITS

PROJECT NO. 1024
DESIGNED BY SJO
CHECKED BY ARB
DATE 8/21/20
CAD FILE N:\1024_SP.dwg
PLAN NO. L-221

GRAPHIC SCALE
1 inch = 40 feet

SHEET TITLE
LAYOUT & MATERIALS PLAN
SHEET 1 OF 3
SHEET NO.
C-3.1



TURNING POINT ENGINEERING

CIVIL, SITE DESIGN

P.O. Box 988 • North, MA 01757
P: (978) 361-1818 F: (978) 361-0188
www.turningpointdesign.com

APPROVED UNDER THE POWER GRANTED BY MASSACHUSETTS GENERAL LAWS CHAPTER 40B, SECTION 21. THIS PROJECT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE COMPREHENSIVE PERMIT GRANTED ON DECEMBER 3, 2010 BY THE TOWN OF GRAFTON ZONING BOARD OF APPEALS AND IS RECORDED WITH THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 57300, PAGE 160, AS MAY BE AMENDED.

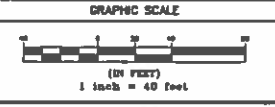
GRAFTON ZONING BOARD OF APPEALS

WILLIAM MCSUCKER, CHAIRMAN
WILLIAM TROMANS, VICE CHAIRMAN
KAT REED, CLERK
KARL CHAPIN
ELIAS HAMMA
DATE

**FISHERVILLE
TERRACE**
A COMPREHENSIVE PERMIT PLAN

119 MAIN STREET
GRAFTON, MASSACHUSETTS
PREPARED FOR
FISHERVILLE TERRACE, LLC
89 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

REV.	DATE	DESCRIPTION	PROJECT NO.	DESIGNED BY	CHECKED BY	DATE	CAD FILE	PLAN NO.
5	8/21/20	INCREASE TO 100 UNITS	1024	SJO	ARB	8/21/20	H:\1024_SP.dwg	L-221



SHEET TITLE
**LAYOUT &
MATERIALS PLAN**
SHEET 2 OF 3
SHEET NO.
C-3.2

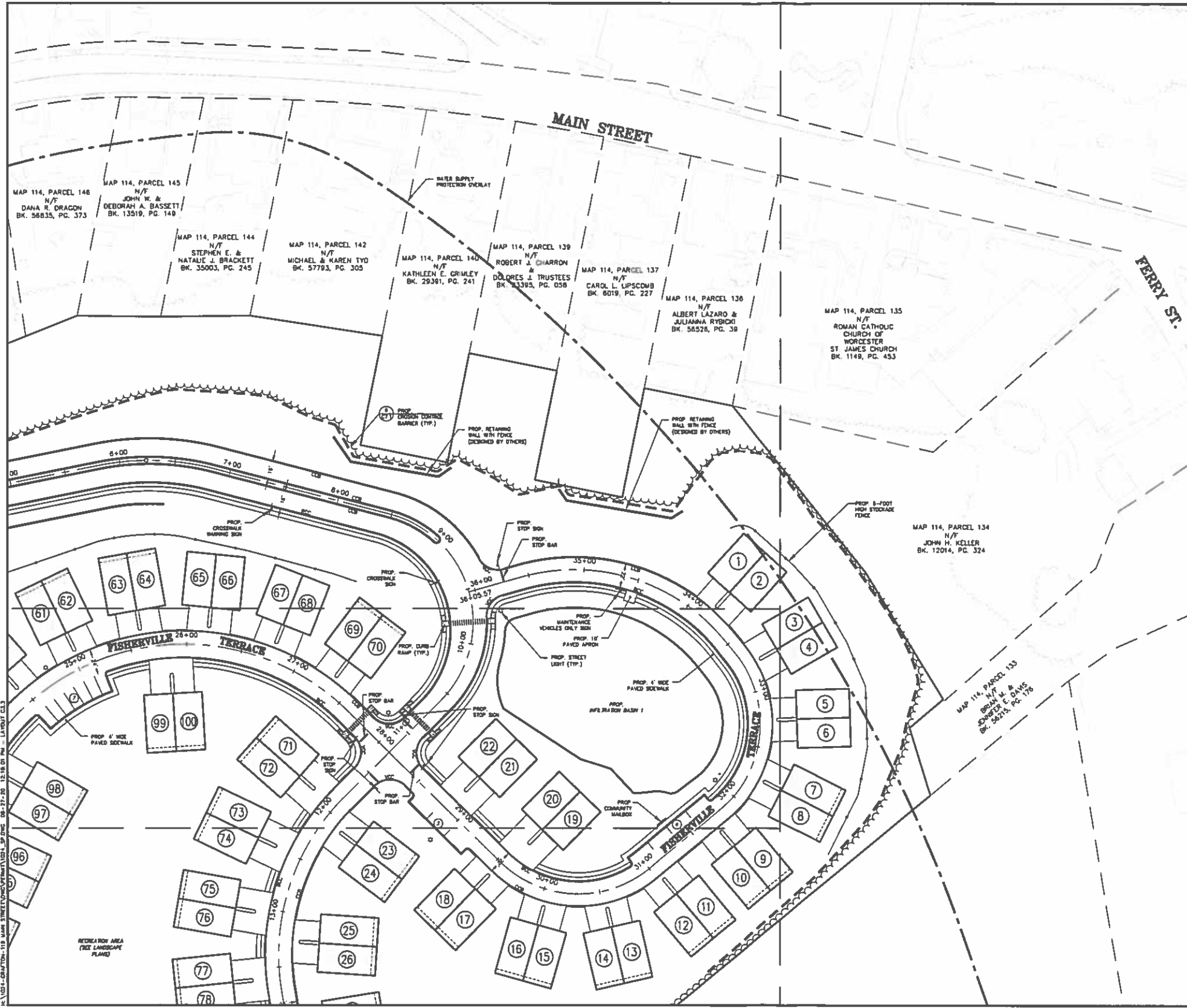
MAP 114, PARCEL 130
N/F
BERNARD P. &
PATRICIA A. GARDZINA
BK. 5278, PG. 474

MAP 7, PARCEL 24
N/F
GEORGETTE M. SWOLLINS
BK. 49731, PG. 312

MAP 7, PARCEL 23
N/F
FISHERVILLE TERRACE, LLC
BK. 44795, PG. 186

MAP 7, PARCEL 22
N/F
KALTAS REALTY TRUST
BK. 10802, PG. 0200

NOTE:
1. THE PROJECT IS THE SUBJECT OF A COMPREHENSIVE PERMIT UNDER M.G.L. c. 40B, § 20-23, THAT THE ROADS AND WAYS WITHIN THE PROJECT IN SOME CASES MAY, AND IN OTHER CASES MAY NOT, CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE PLANNING BOARD'S SUBDIVISION RULES AND REGULATIONS.



NOTE:
1. THE PROJECT IS THE SUBJECT OF A COMPREHENSIVE PERMIT UNDER M.G.L. C. 40B, § 20-23, THAT THE ROADS AND WAYS WITHIN THE PROJECT IN SOME CASES MAY, AND IN OTHER CASES MAY NOT, CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE PLANNING BOARD'S SUBDIVISION RULES AND REGULATIONS.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

TURNING POINT ENGINEERING

CIVIL ENGINEERING

P.O. Box 989 • Milford, MA 01757
P: 508.381.1514 F: 508.381.6199
www.turningpointeng.com

APPROVED UNDER THE POWER GRANTED BY MASSACHUSETTS GENERAL LAWS CHAPTER 40B, SECTION 21. THIS PROJECT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE COMPREHENSIVE PERMIT GRANTED ON DECEMBER 3, 2010 BY THE TOWN OF GRAFTON ZONING BOARD OF APPEALS AND IS RECORDED WITH THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 57300, PAGE 180, AS MAY BE AMENDED.

GRAFTON ZONING BOARD OF APPEALS

WILLIAM MCCUSKER, CHAIRMAN

WILLIAM TEOHANS, VICE CHAIRMAN

KAY REED, CLERK

KARL CHAPIN

ELIAS HAMNA

DATE

PROJECT NAME

FISHERVILLE TERRACE

A COMPREHENSIVE PERMIT PLAN

119 MAIN STREET

GRAFTON, MASSACHUSETTS

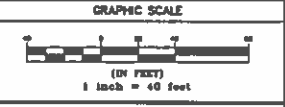
PREPARED FOR

FISHERVILLE TERRACE, LLC

89 MASSACHUSETTS AVENUE

ARLINGTON, MA 02474

REVISIONS		DESCRIPTION
REV.	DATE	DESCRIPTION
1	8/21/20	INCREASE TO 100 UNITS
PROJECT NO. 1024		
CHECKED BY SJO		
DATE 8/21/20		
CAD FILE IN: 1024_SP.dwg		
PLAN NO. L-721		



SHEET TITLE

LAYOUT & MATERIALS PLAN

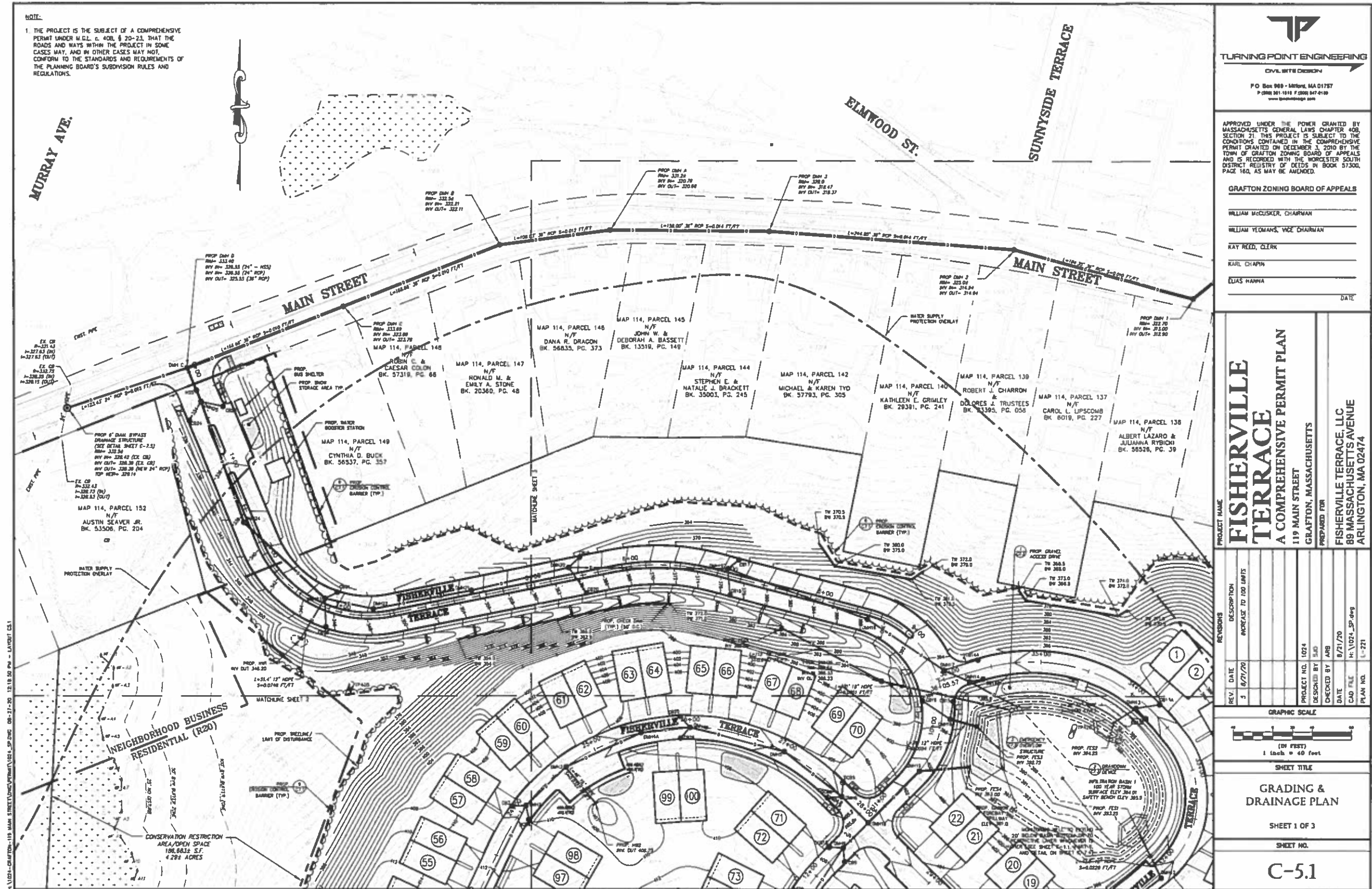
SHEET 3 OF 3

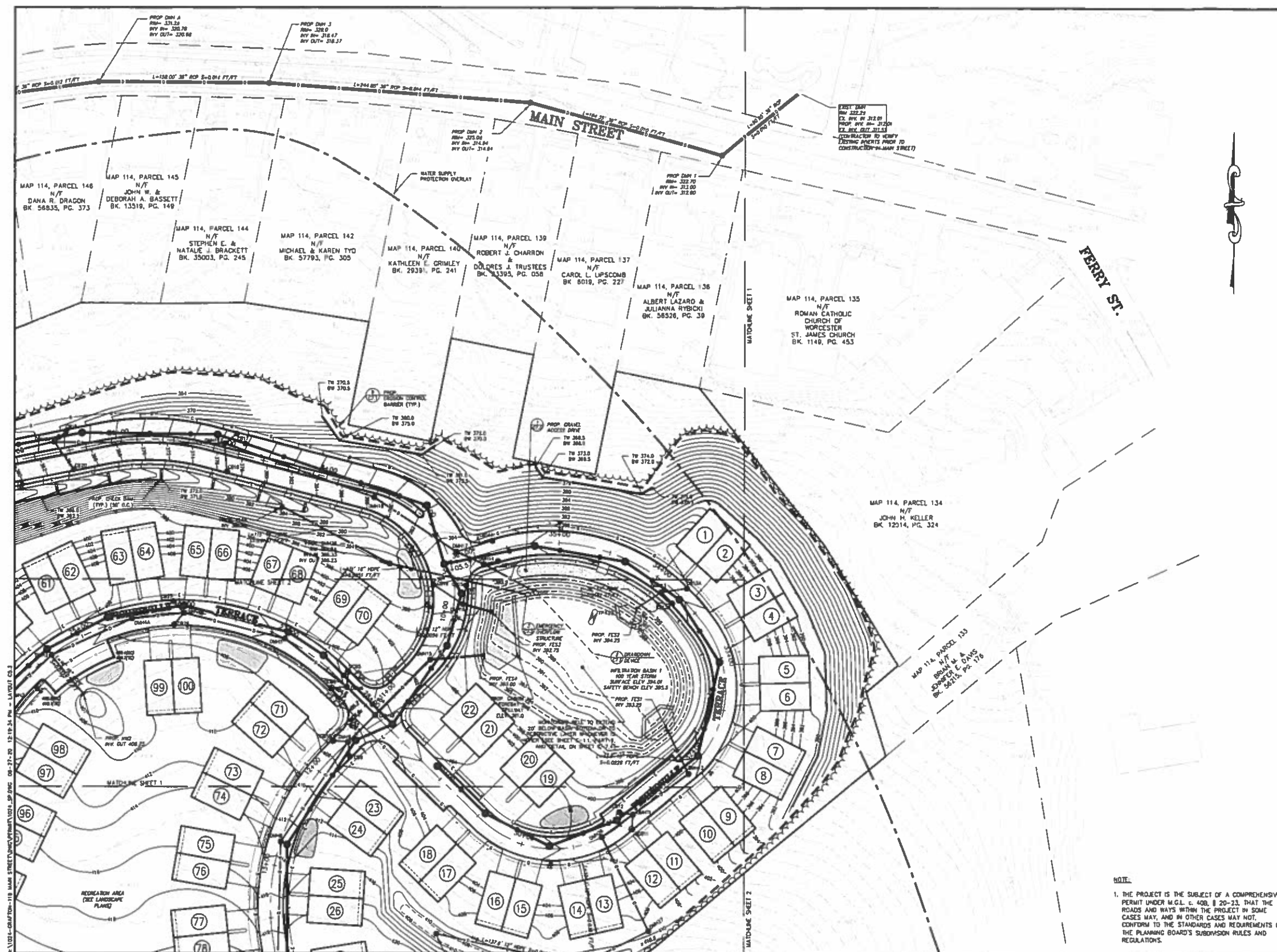
SHEET NO.

C-3.3

NOTE:

1. THE PROJECT IS THE SUBJECT OF A COMPREHENSIVE PERMIT UNDER M.G.L. c. 40B, § 20-23, THAT THE ROADS AND WAYS WITHIN THE PROJECT IN SOME CASES MAY, AND IN OTHER CASES MAY NOT, CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE PLANNING BOARD'S SUBDIVISION RULES AND REGULATIONS.





NOTE:

1. THE PROJECT IS THE SUBJECT OF A COMPREHENSIVE PERMIT UNDER M.G.L. c. 40B, § 20-23, THAT THE ROADS AND WAYS WITHIN THE PROJECT IN SOME CASES MAY, AND IN OTHER CASES MAY NOT, CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE PLANNING BOARD'S SUBDIVISION RULES AND REGULATIONS.



TURNING POINT ENGINEERING
CIVIL SITE DESIGN

P.O. Box 958 • Woburn, MA 01757
P (978) 261-1212 F (978) 647-2101
www.gp-solutions.com

APPROVED UNDER THE POWER GRANTED BY MASSACHUSETTS GENERAL LAWS CHAPTER 40B, SECTION 21. THIS PROJECT IS SUBJECT TO THE CONDITIONS CONTAINED IN THE COMPREHENSIVE PERMIT GRANTED ON DECEMBER 3, 2010 BY THE TOWN OF GRAFTON ZONING BOARD OF APPEALS AND IS RECORDED WITH THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 97300, PAGE 180, AS MAY BE AMENDED.

GRANTON ZONING BOARD OF APPEALS

WILLIAM McCUSKER, CHAIRMAN

KAY REED, Clerk

DATE _____

--	--	--	--

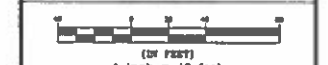
PROJECT NAME
**FISHERVILLE
TERRACE**
A COMPREHENSIVE PERMIT PLAN

119 MAIN STREET
GRAFTON, MASSACHUSETTS

PREPARED FOR
FISHERVILLE TERRACE, LLC
89 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

[illegible]

GRAPHIC SCALE



SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 3 OF 3

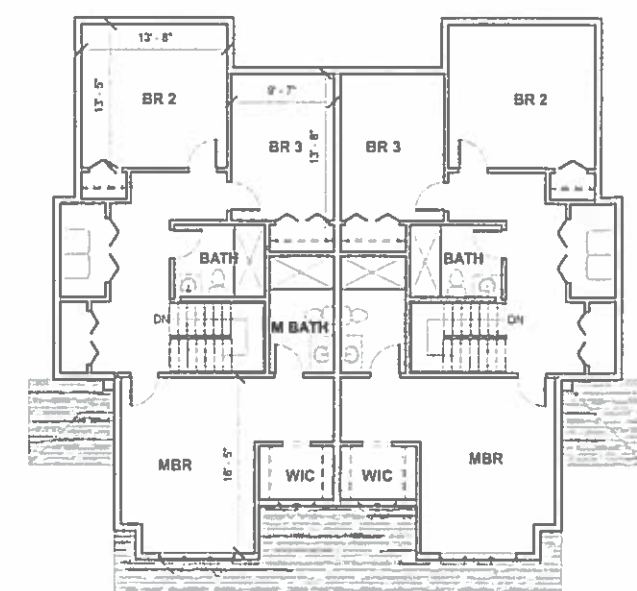
SHEET NO.

C-5.3

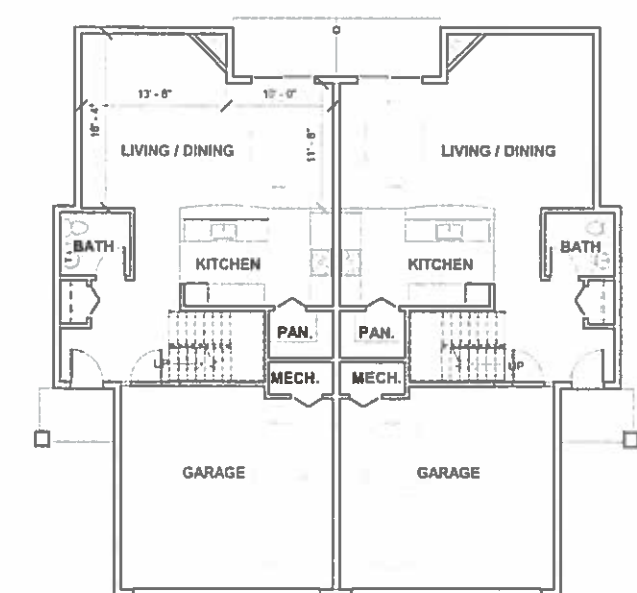
RECEIVED
AUG 27 2020
Zoning Board of Appeals



3 UNIT A - FRONT ELEVATION
3/16" = 1'-0"



2 UNIT A - 2ND FLOOR PLAN
1/8" = 1'-0"



1 UNIT A - 1ST FLOOR PLAN
1/8" = 1'-0"

RECEIVED TOWN CLERK
ARLINGTON, MA
2020 AUG 27 PM 2:46

Date issued
06.04.2020

wa
WINSLOW
ARCHITECTS
INC

89 MASSACHUSETTS AVE
ARLINGTON, MA 02474
P: 781 648 6800
F: 781 648 6801
www.winslowarchitects.com

Owner/Developer

FISHERVILLE
TERRACE

Project
FISHERVILLE
TERRACE

Drawing
DOWNHILL
UNIT A

Revisions		
No.	Description	Date

Stamp:

ANY REPRODUCTION, IN WHOLE OR IN PART, OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WINSLOW ARCHITECTS, INC. IS PROHIBITED. VIOLATION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

WINSLOW ARCHITECTS, INC.

Project number:
20-576

Sheet:
*1 OF 7

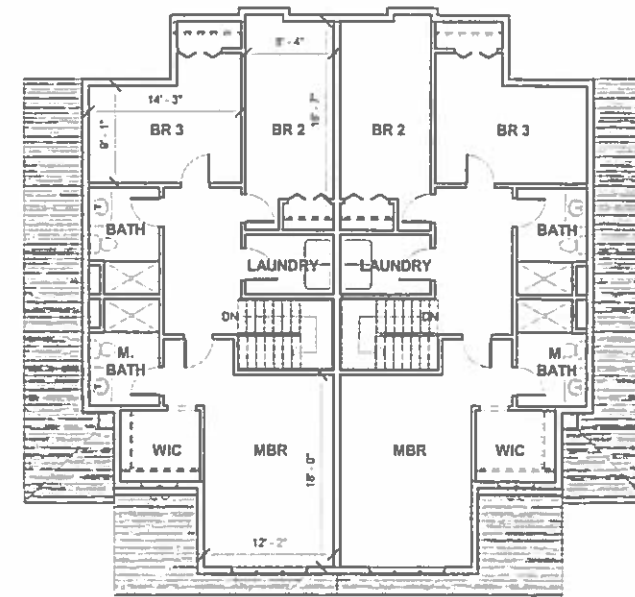
FISHERVILLE TERRACE
Grafton, MA

DOWNHILL UNIT A

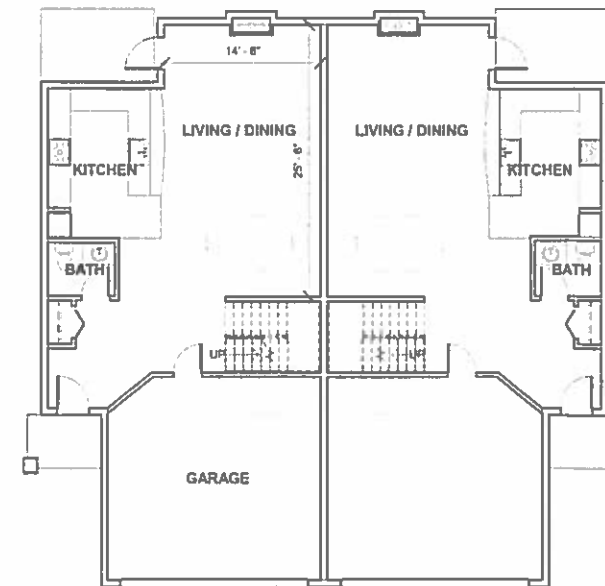
6/10/2020 11:25:15 AM



1 UNIT B - FRONT ELEVATION
3/16" = 1'-0"



3 UNIT B - 2ND FLOOR PLAN
1/8" = 1'-0"



2 UNIT B - 1ST FLOOR PLAN
1/8" = 1'-0"

FISHERVILLE TERRACE

Grafton, MA

DOWNHILL UNIT B

Date issued:

06.04.2020



89 MASSACHUSETTS AVE.
ARLINGTON, MA 02474
P: 781 848 6800
F: 781 848 6801
www.winslowarchitects.com

Owner/Developer:

FISHERVILLE
TERRACE

Project:

FISHERVILLE
TERRACE

Drawing:

DOWNHILL
UNIT B

Revisions:		
No.	Description	Date

Stamp:

any reproduction, permission or use of this
drawing without the written permission of
Winslow Architects Inc. is prohibited.
Violations will be prosecuted to the full
extent of the law.

© 2020 WINSLOW ARCHITECTS, INC.

Project number:

20-576

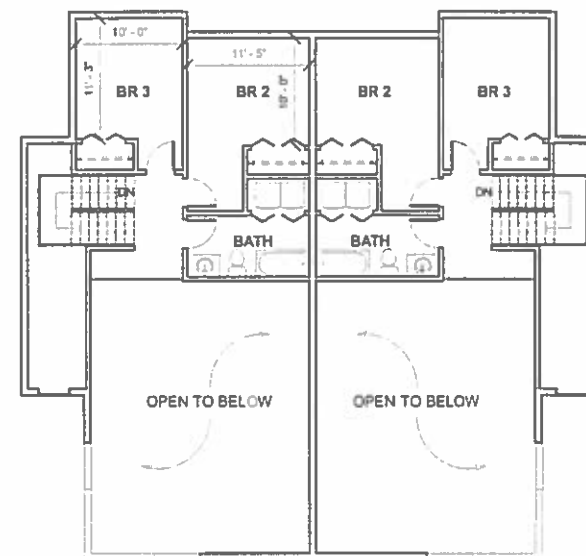
Sheet:

*2 OF 7

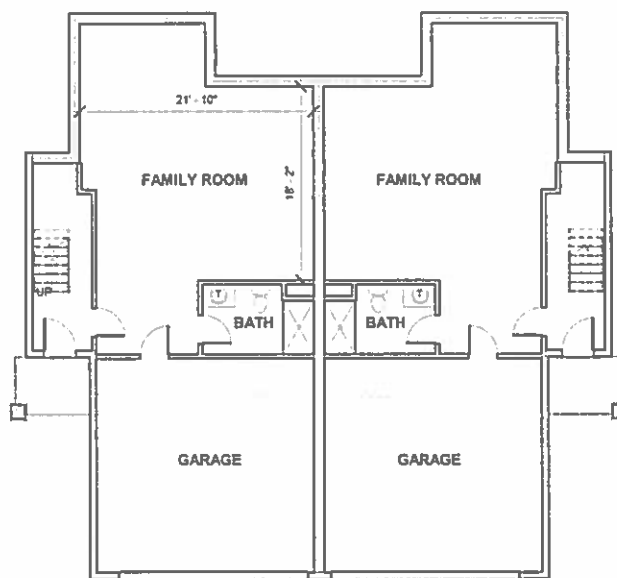
6/10/2020 11:25:31 AM



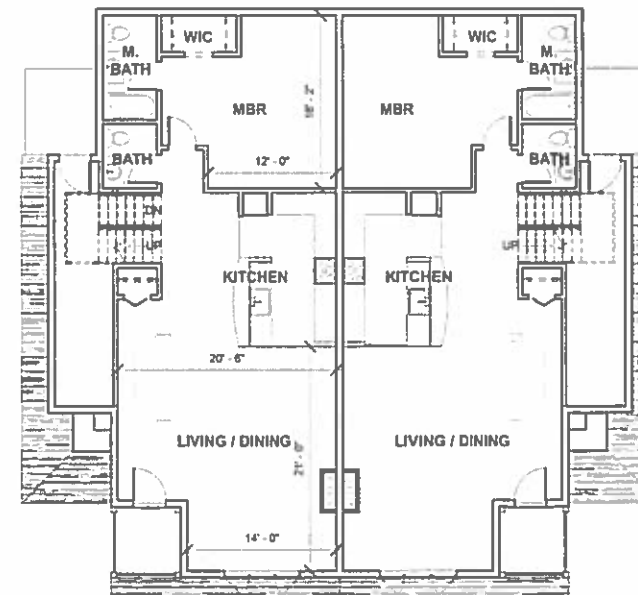
1 UNIT C - FRONT ELEVATION
3/16" = 1'-0"



4 UNIT C - 2ND FLOOR PLAN
1/8" = 1'-0"



2 UNIT C - LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



3 UNIT C - 1ST FLOOR PLAN
1/8" = 1'-0"

FISHERVILLE TERRACE
Grafton, MA

UPHILL UNIT C

Date issued:

06.04.2020



WINSLOW
ARCHITECTS
INC

89 MASSACHUSETTS AVE
ARLINGTON, MA 02474

P: 781.648.5600
F: 781.648.5601

www.winslowarchitects.com

Owner/Developer:

FISHERVILLE
TERRACE

Project:

FISHERVILLE
TERRACE

Drawing:

UPHILL UNIT C

Revisions

No.	Description	Date

Stamp:

any reproduction, possession or use of this drawing without the written permission of Winslow Architects Inc. is prohibited and is subject to the full terms of the contract.

© 2019 WINSLOW ARCHITECTS INC.

Project number

20-576

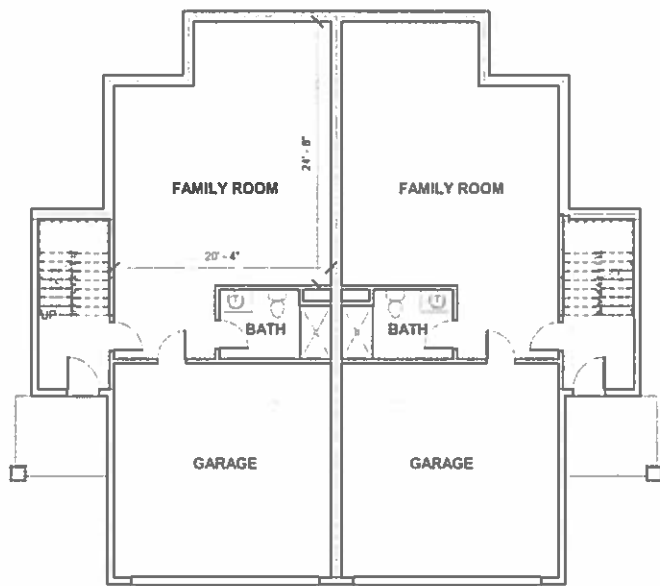
Sheet

*3 OF 7

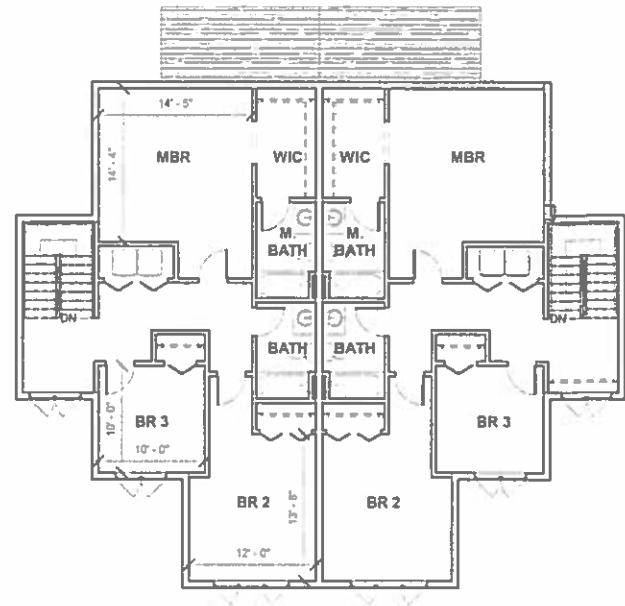
9/10/2020 11:25:28 AM



2 UNIT D - FRONT ELEVATION
3/16" = 1'-0"



6 UNIT D - LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



8 UNIT D - 2ND FLOOR PLAN
1/8" = 1'-0"



7 UNIT D - 1ST FLOOR PLAN
1/8" = 1'-0"

FISHERVILLE TERRACE

Grafton, MA

UPHILL UNIT D

Date issued:

06.04.2020



89 MASSACHUSETTS AVE.
ARLINGTON, MA 02474
P: 781 648 6600
F: 781 648 6601
www.winslowarchitects.com

Owner/Developer:

FISHERVILLE
TERRACE

Project:

FISHERVILLE
TERRACE

Drawing:

UPHILL UNIT D

Revisions:

No.	Description	Date

Stamp:

any reproduction, in whole or in part, of this drawing without the prior written consent of Winslow Architects Inc. is prohibited. The full extent of the law.

© 2019 WINSLOW ARCHITECTS, INC.

Project number:

20-576

Sheet:

*4 OF 7

6/10/2020 11:25:30 AM



80 MASSACHUSETTS AVE.
ARLINGTON, MA 02474
P. 781.648.6600
F. 781.648.6601
www.winslowarchitects.com

Owner/Developer

FISHERVILLE
TERRACE

Project:
FISHERVILLE
TERRACE

Drawing:
TYPICAL SITE
SECTION

Revisions		
No.	Description	Date

Stamp

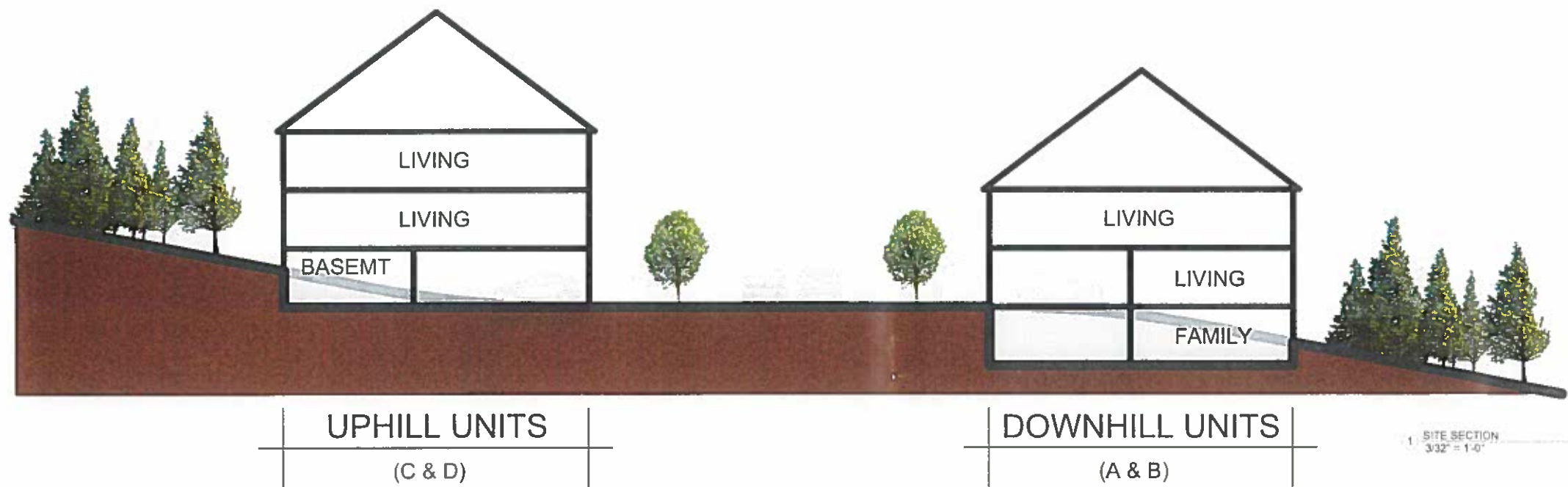
NOT FOR CONSTRUCTION. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.

Project number:

20-576

Sheet:

*5 OF 7



FISHERVILLE TERRACE
Grafton, MA

TYPICAL SITE SECTION



DOWNHILL UNITS (A & B)

FISHERVILLE TERRACE
Grafton, MA

PERSPECTIVE

Date issued
06.04.2020



89 MASSACHUSETTS AVE
ARLINGTON MA 02474
P 781 648 6600
F 781 648 6601
www.winslowarchitects.com

Owner/Developer

FISHERVILLE
TERRACE

Project
FISHERVILLE
TERRACE

Drawing
PERSPECTIVE
A & B

Revisions		
No	Description	Date

Stamp

Any reproduction of this drawing without the written permission of Winslow Architects Inc. is prohibited. This drawing is the property of Winslow Architects Inc. and shall remain confidential.

© 2019 WINSLOW ARCHITECTS INC.

Project number
20-576

Sheet
*6 OF 7



UPHILL UNITS (C & D)

FISHERVILLE TERRACE

Grafton, MA

PERSPECTIVE

Date Issued

06.04.2020



WINSLOW
ARCHITECTS
INC

89 MASSACHUSETTS AVE.
ARLINGTON, MA 02473

P 781 648 8600
F 781 648 6901

www.winslowarchitects.com

Owner/Developer

FISHERVILLE
TERRACE

Project

FISHERVILLE
TERRACE

Drawing

PERSPECTIVE
C & D

Revisions

No.	Description	Date

Stamp

ANY REPRODUCTION, REVISION OR USE OF THIS
DRAWING WITHOUT THE WRITTEN PERMISSION OF
WINSLOW ARCHITECTS INC. IS PROHIBITED.
YOUR FIRM WILL BE RESPONSIBLE TO THE FULL
EXTENT OF THE LAW.

© 2019 WINSLOW ARCHITECTS, INC.

Project number

20-576

Sheet

*7 OF 7

6/10/2020 11:25:49 AM